



## STAFF REPORT

**DATE:** August 17, 2021

**TO:** Kent Cagle, City Manager

**FROM:** Tony McIlwain, Exec. Dir. of Development Services

**SUBJECT:** FLUM CASE #21-05: 'Suburban Residential' (SR) to 'General Residential' (GR)

### **BACKGROUND AND FINDINGS:**

#### **Summary of Request:**

This request, submitted by Joshua Welch on behalf of EAS Investments, (Case #FLUM21-05) is to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation for approximately 72.359 acre. If approved, the applicant intends to develop the property with a mix of "SF-2" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "B-5" (Business District) uses.

#### **Zoning / Plat Case History:**

The western portion of the property was annexed into the City on October 9, 1972, via Ordinance No. 72-59. The eastern portion of the property was annexed into the City on May 24, 1994, via Ordinance No. 94-40. On November 8, 2005, approximately 62.66 acres was rezoned from "R-1" (Single Family Residential District) to "R-2" (Two-Family Residential District) and "R-3" (Multi-Family Residential District) via Ordinance No. 05-105. On December 20, 2005, approximately 6.792 acres was rezoned from "R-2" (Two-Family Residential District) to "R-3" (Multi-Family Residential District) via Ordinance No. 05-125. On December 12, 2006, approximately 11.381 acres was rezoned from "R-1" (Single Family Residential District), "R-2" (Two-Family Residential District) and "R-3" (Multi-Family Residential District) to "B-5" (Business District). The property is currently unplatted.

#### **Character of the Area:**

The surrounding area is made up of a mix of residential and commercial properties. Adjacent land uses are as follows:

**North:** Undeveloped property on the opposite side of East Rancier Avenue, which is located outside the City limits;

**East:** Undeveloped property zoned "R-1" (Single-Family Residential District);

**South:** Undeveloped property zoned "R-1" (Single-Family Residential District); and an existing auto salvage facility zoned "M-2" (Heavy Manufacturing District);

**West:** Existing single-family and two-family residential subdivision zoned "PUD" (Planned Unit Development) with underlying "R-2" (Two-Family Residential) and "SF-2" (Single-Family

Residential) uses; an existing manufactured home park zoned "R-MH" (Residential Mobile Home District); and undeveloped property zoned "R-2" (Two-Family Residential).

### **Future Land Use Map Analysis:**

This property is designated as 'Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The current 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings;
- Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting;
- Public/ institutional; and
- Parks and public spaces.

If approved, the 'General Residential' (GR) designation encourages the following development types:

- Detached residential dwellings the primary focus;
- Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
- Public/institutional; and
- Parks and public spaces.

A concurrent zoning application has been submitted by the applicant to rezone the property from "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), "R-3" (Multi-Family Residential District), and "B-5" (Business District) to "R-2" (Two-Family Residential District), "SF-2" (Single-Family Residential District), and "B-5" (Business District).

### **Staff Findings:**

The subject property is identified on the Future Land Use Map (FLUM) as being intended for 'Suburban Residential' (SR) development. The suburban residential district encourages large suburban style lots having a minimum width of seventy (70) feet, and a minimum area of eight thousand four hundred (8,400) square feet.

The current zoning of the subject property is a mix of "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), "R-3" (Multi-Family Residential District), and "B-5" (Business District). The current uses of the areas abutting the subject property include an existing mobile home park, a single-family and two-family subdivision zoned "PUD" with underlying "R-2" (Two-Family Residential) and "SF-2" (Single-Family Residential) uses, and an auto salvage yard, which is zoned "M-2" (Heavy Manufacturing District).

In addition, portions of the property owned by the applicant are already zoned "R-2" (Two-Family Residential District) and "R-3" (Multi-Family Residential District). Therefore, these areas can be developed based upon their current zoning, which allows for greater density than contemplated by the 'Suburban Residential' (SR) land use designation.

Staff finds that it is unlikely that the subject property will be developed with large suburban lots in accordance with the Future Land Use Map (FLUM). Based on the adjacent land uses and current zoning in this area, staff is of the determination that the subject property would be better suited for smaller residential lots, as proposed by the applicant. Therefore, staff is of the determination that the 'General Residential' (GR) land use designation is appropriate in this location.

**Public Notification:**

Staff mailed courtesy notices to seventy-eight (78) surrounding property owners regarding this request. Of those property owners notified, fourteen (14) reside outside of Killeen.

**THE ALTERNATIVES CONSIDERED:**

The City Council has two (2) alternatives. The Council may:

- Disapprove the applicant's FLUM amendment request; or
- Approve the applicant's FLUM amendment request.

**Which alternative is recommended?** Staff recommends approval of the applicant's FLUM amendment request as presented.

**Why?** Staff finds that the request to amend the FLUM from 'Suburban Residential' (SR) to 'General Residential' (GR) is appropriate in this location. Based on the adjacent land uses and current zoning in this area, staff finds that it is unlikely that this area will be developed in accordance with the current Future Land Use Map (FLUM) designation.

**CONFORMITY TO CITY POLICY:**

This request conforms to the City's policy and procedures as detailed in Chapter 31 of the City of Killeen Code of Ordinances.

**FINANCIAL IMPACT:**

**What is the amount of the expenditure in the current fiscal year? For future years?**

The proposed FLUM amendment does not involve the expenditure of City funds.

**Is this a one-time or recurring expenditure?**

This is not applicable.

**Is this expenditure budgeted?**

This is not applicable.

**If not, where will the money come from?**

This is not applicable.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

This is not applicable.

**RECOMMENDATION:**

At their regular meeting on August 2, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Planning and Legal staff.

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Minutes  
Ordinance